



MEMORANDUM

Planning Division – PZ Memo No. 16-010

DATE: MARCH 2, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: DVR15-0041 SANTAN OFFICE CAMPUS

Request: Rezoning from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture

Location: Southwest corner of Alma School and Pecos roads

Applicant: Michael Withey; Withey Morris, PLC

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at the southwest corner of Alma School and Pecos roads. Arterial streets are adjacent to the north and east side of the property, with the Santan Loop 202 along the southern boundary. The Camden Pecos apartment complex is adjacent to the site's west boundary.

The subject site was zoned in late 2005, for a commercial retail center and hotel development. The site has been included in a number of master plans including the Santan Freeway Area Plan and the Pecos Ranch master plan, always with a designation of Commercial. The request is consistent with the historic plans.

March 2, 2016

The request is to rezone the property from commercial retail and hotel uses to PAD for an office park with ancillary retail and restaurant uses, including Mid-Rise Overlay for up to 75 feet, and PDP approval for site layout and building architecture.

SITE LAYOUT

Three office buildings (A, B, and C, respectively) are proposed along with two pads for potential restaurant uses, with a potential build-out of 400,000 square feet of space. A parking garage is proposed internal to the site and centered along the western boundary. The garage will be constructed in phases with northern half constructed during phase two and the remaining as part of phase three.

Predominance of the arterial intersection is highlighted with the location of one of the office buildings (A) at the intersection in an L-shape design as phase one. Full movement access is provided along Alma School Road. Secondary access is provided along Pecos Road west of office A. The restaurant pads flank the primary entrance with the drive terminating at the future parking garage.

Phasing is proposed to start with office A, onsite parking sufficient for the building, and all adjacent off-site improvements. Phase two will incorporate a portion of the parking garage and surface parking sufficient for the two office buildings along with office B, and the remaining off-site improvements. Phase three will include full build-out of the parking garage and office C. Administrative approval is requested in the event a user warrants modification to the proposed phasing plan.

Various outdoor areas are created and incorporated by nature of the building layout and design. Amenity locations are shown on the *Access, Circulation and Amenity Plan*.

ARCHITECTURE

While the buildings are rectangular in form, the design team has addressed massing of the buildings by incorporating a number of architectural elements. Cantilevered elements project from the main entry of each building, as well as at main focal points such as at the intersection corner. The cantilevered elements lend to outdoor pedestrian gathering areas, and extend along the wall plane terminating at enlarged and highlighted architectural masses on each building. While maintaining similarity in color, the design and massing elements vary from one office building to the next. Materials will include extensive use of glass with appropriate glazing, along with various metal paneling, E.I.F.S., stone, and composite wood elements.

Complete design details have not been provided for the parking garage; however, conceptual designs have included horizontal banding and pop-out elements that relate to the office buildings. Elevations for the restaurant pads are not provided. Administrative review and approval of the design for the restaurant pads are requested with the understanding that the architecture will draw from the design theme of the office buildings.

Mid-Rise for the office buildings is requested for a maximum height of 75 feet exclusive of screening for mechanical units. Support for mid-rise development is appropriate at this location

due to the close proximity to the Santan Loop 202 freeway, adjacency to two arterial streets, and limited single-family residential development in the surrounding area.

SIGNAGE

A comprehensive sign plan is included with the request. Entry monument signs are provided at both entrances. A single site identity sign is provided at the intersection corner. The entry monument signs and the center identification sign are identical in design with the entry signs slightly taller and include an interpretive art feature as an element. Various directional and directory signs are provided throughout the site.

Two monument signs are provided along each street frontage. The monument signs allow for up to five tenants and are eight feet tall to the top of the tenant copy. The project name on the monument signs are reverse pan channel with the tenant lettering being routed push-thru lettering. The vertical yellow accent element will be halo-illuminated.

A freeway monument sign is provided with an overall height of 40 feet and allows up to five tenants. Similar in design to the monument signs, the project name will be reverse pan channel, with the tenant copy being routed push-thru lettering. The vertical yellow accent element will be halo-illuminated.

DISCUSSION

Planning Staff supports the request citing the high quality design of the development in conjunction with the location presents an ideal location for office development along the freeway corridor. As is typical with office developments, ancillary retail and other commercial uses are requested. The development requests uses allowed in the Community Commercial (C-2) zoning district consistent with support services to the office development. Prohibited uses to the development, but allowed by right in the C-2 district, are provided under the *Exhibits* paragraph.

Administrative approval is requested for minor modifications relating to architecture, site layout, and phasing as development occurs.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the request for Mid-Rise Overlay, two neighborhood meetings were held. The first meeting was held Wednesday and Thursday, February 3rd and 4th respectively. No neighbors attended the first meeting; three neighbors attended the second neighborhood meeting and had general questions.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

RECOMMENDED ACTIONS

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0041 SANTAN OFFICE CAMPUS, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. Maximum building height, exclusive of mechanical screening, shall be limited to 75 feet.

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0041 SANTAN OFFICE CAMPUS, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, except as modified by condition herein.

2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Raceway signage shall be prohibited within the development.
5. The tenant lettering of the monument signs shall be ¾-inch routed push-thru lettering.
6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
7. Landscaping shall be in compliance with current Commercial Design Standards.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The applicant shall work with Staff to incorporate art features within the development.
10. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
11. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
12. Queuing drives and menu board locations for the drive-thru pads shall be consistent with the Commercial Design Standards.

PROPOSED MOTIONS

Rezoning

Motion Planning Commission to recommend approval of Rezoning DVR15-0041 SANTAN OFFICE CAMPUS, Rezoning from PAD for commercial and hotel to PAD for an office development and ancillary retail and restaurant uses, along with Mid-Rise Overlay for building heights up to 75 feet, subject to the conditions recommended by Planning Staff.

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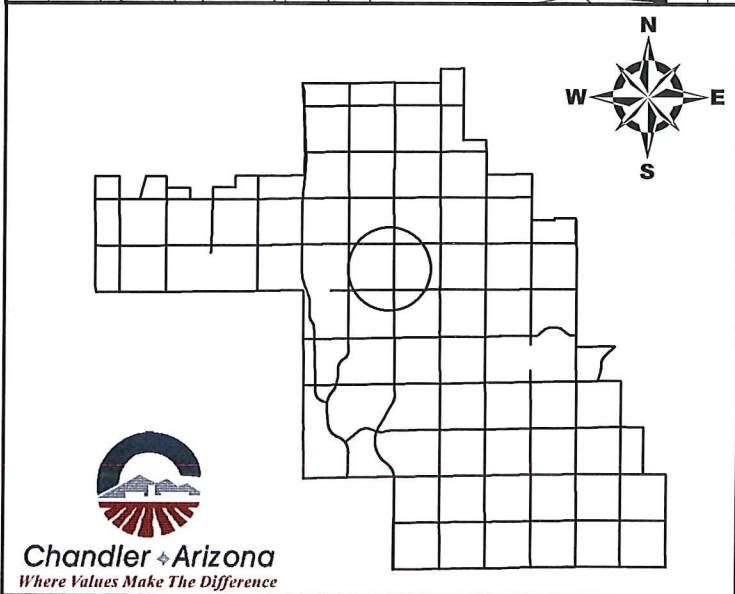
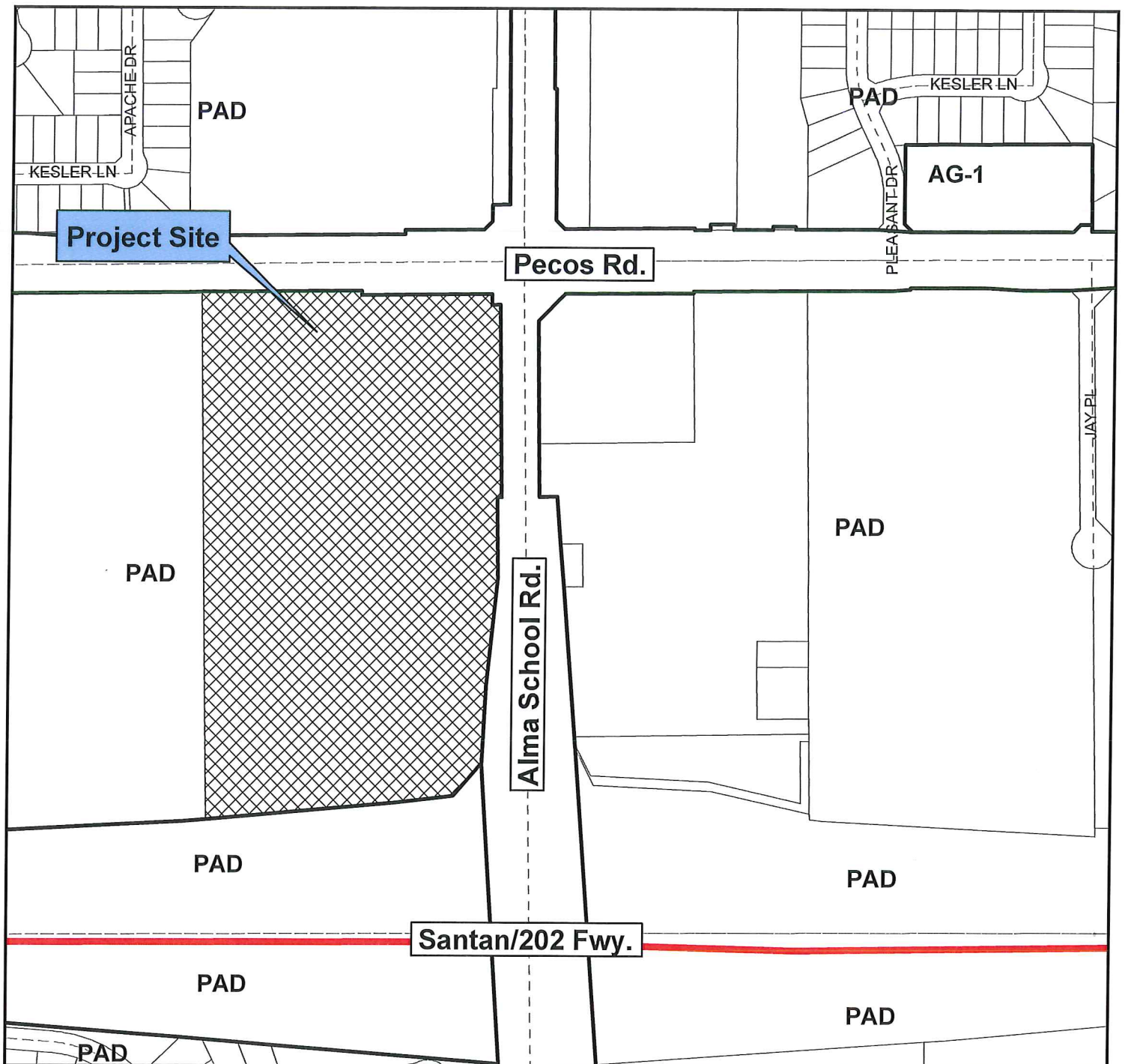
March 2, 2016

Preliminary Development Plan

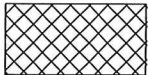
Motion Planning Commission to recommend approval of Preliminary Development Plan DVR15-0041 SANTAN OFFICE CAMPUS, for site layout and building architecture, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Building Perspectives
4. Office A Representative Elevations
5. Freeway/Monument Signage
6. Development Booklet

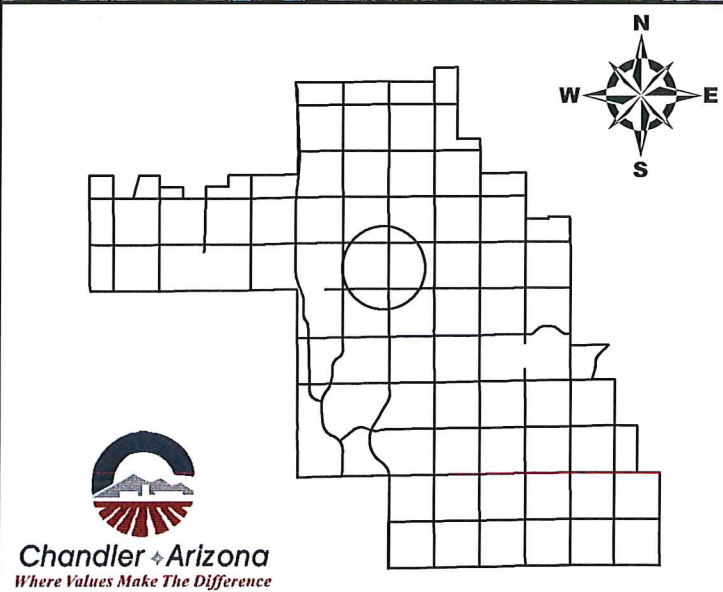


Vicinity Map

 DVR15-0041

Santan Office Campus

CITY OF CHANDLER 12/13/2015



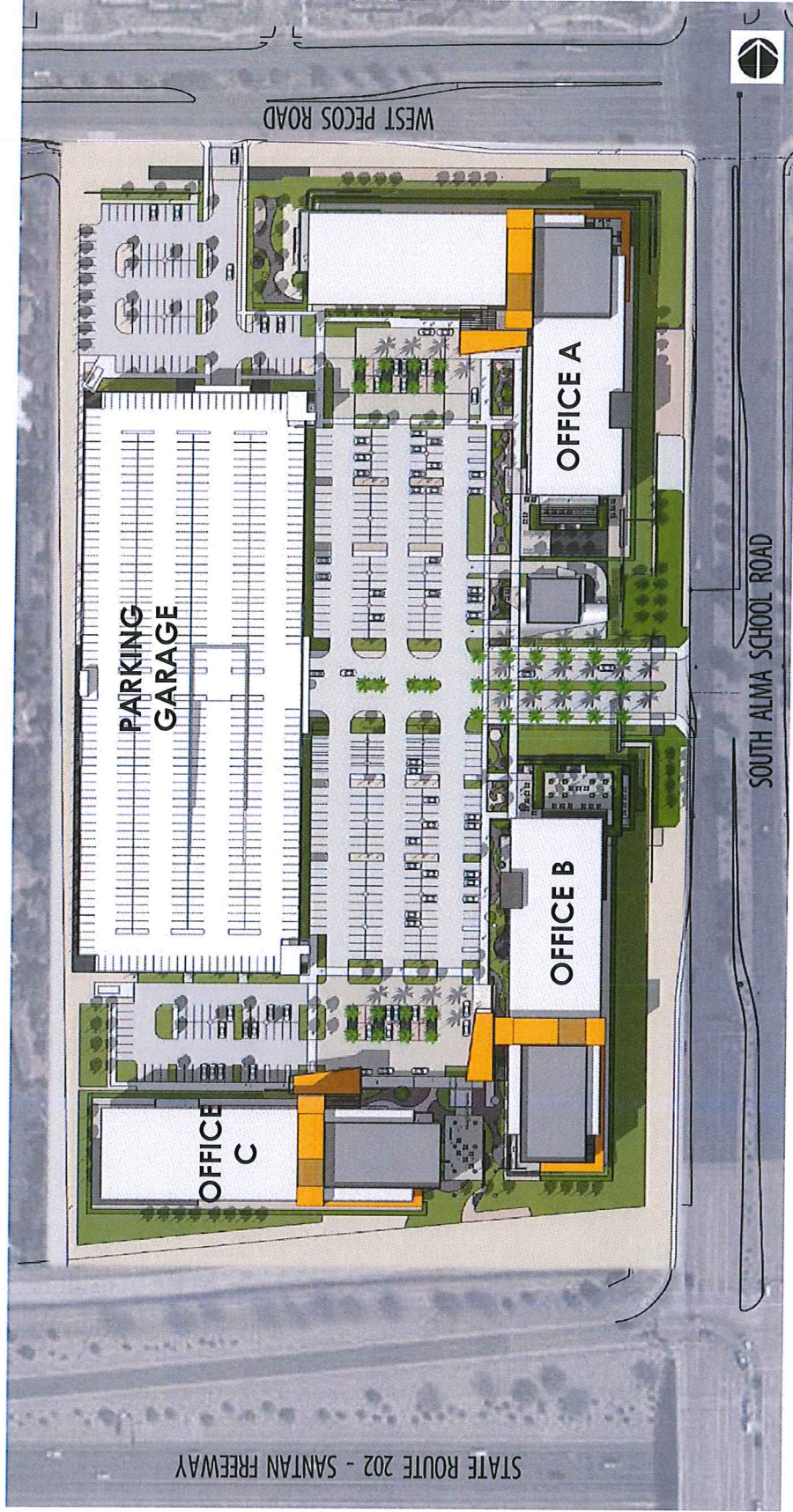
Vicinity Map



DVR15-0041

Santan Office Campus

B. CONCEPTUAL SITE PLAN



JF MCKINNEY & ASSOCIATES
OF ARIZONA, LLC



BUILDING ENTRY CANOPY

AERIAL VIEW FROM SOUTHEAST

PEDESTRIAN COURTYARD

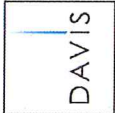
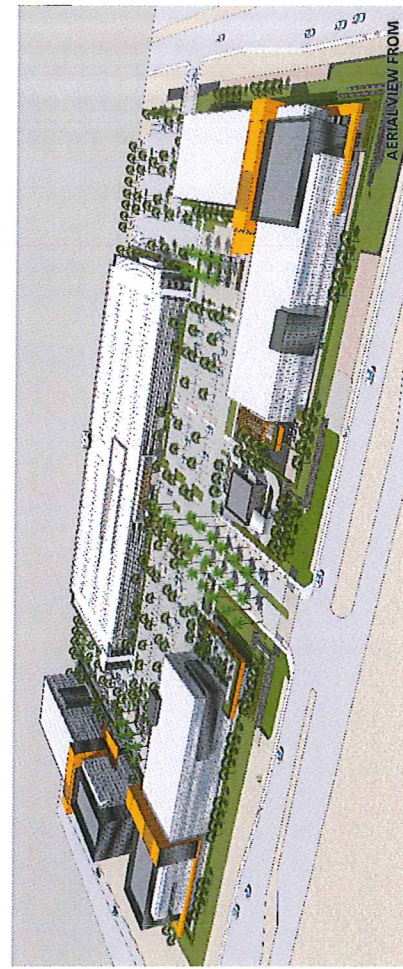
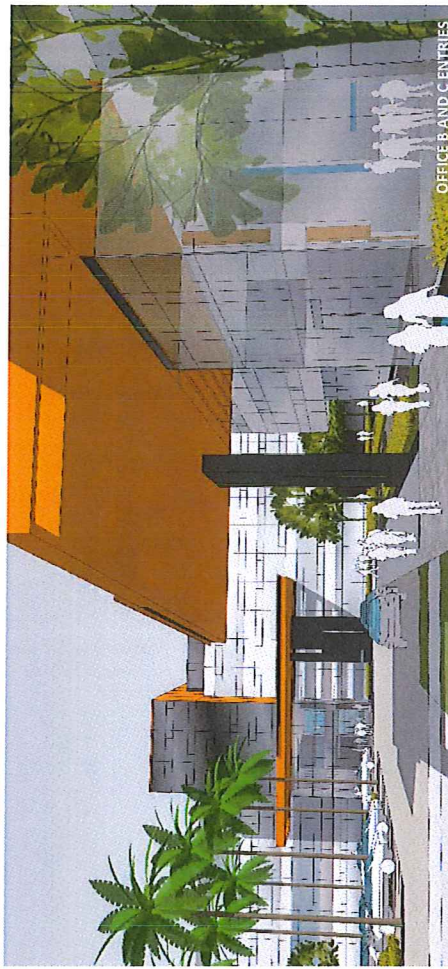
AERIAL VIEW FROM EAST

AERIAL VIEW OF BUILDING
A FROM SOUTHWEST



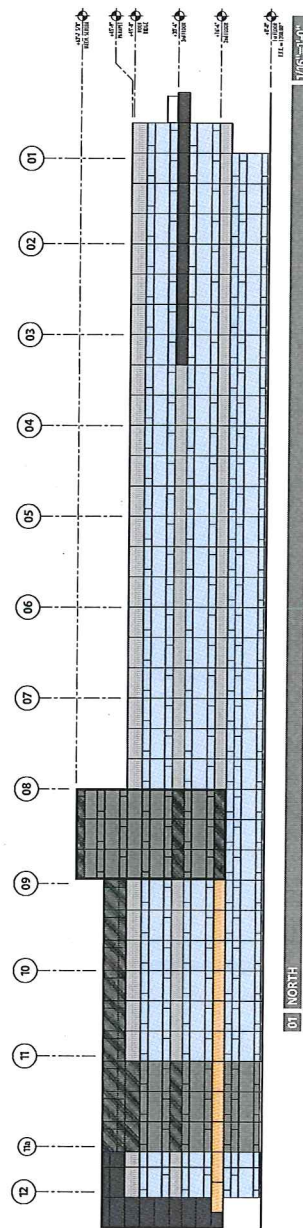
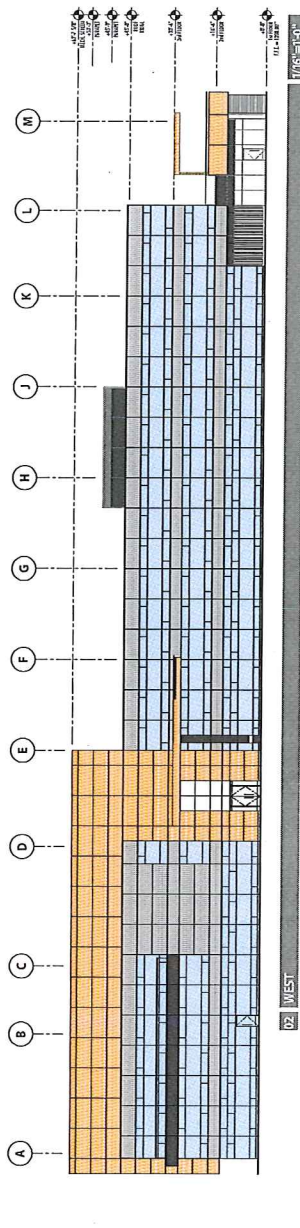
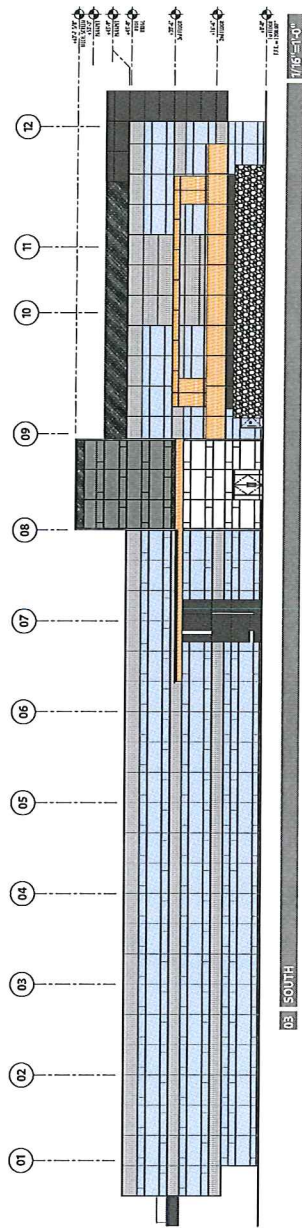
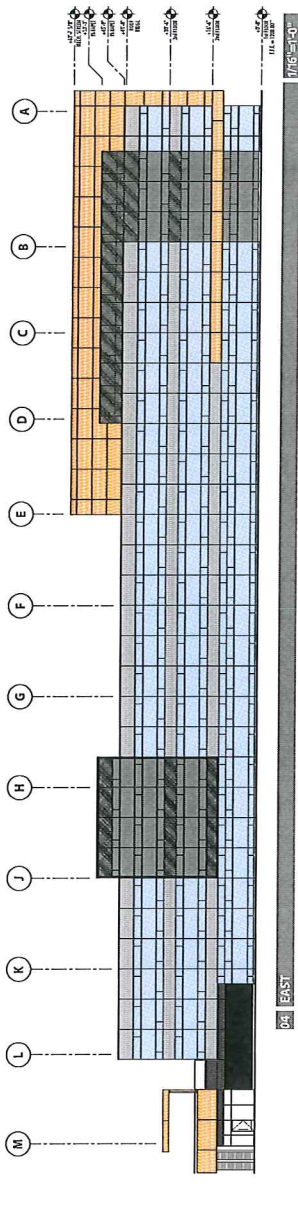
THE SANTAN

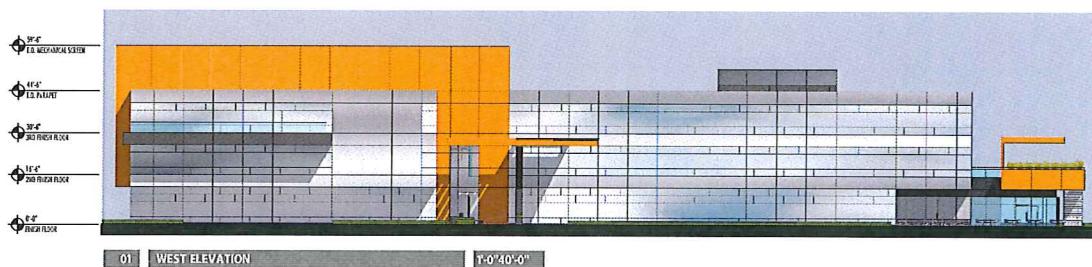
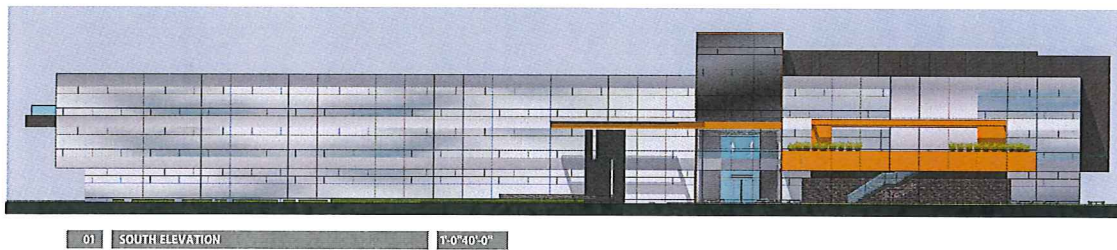
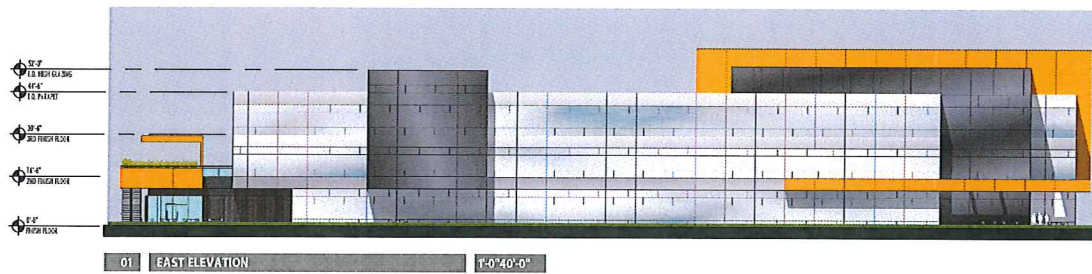
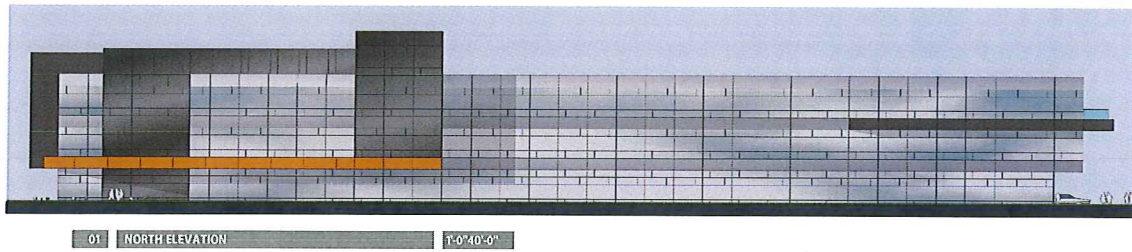
H. BUILDING ARCHITECTURE / MATERIALS



JF MCKINNEY & ASSOCIATES
OF ARIZONA, LLC







OFFICE A ELEVATIONS

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

THE SANTAN
Chandler, Arizona

14142A.000
18.JAN.16

JJ McKinney & Associates
OF ARIZONA, LLC

Scale of P. 1/8"=1'-0". THESE DRAWINGS ARE THE EXCLUSIVE
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WITHOUT THE EXPRESS WRITTEN PERMISSION OF J.J. & ASSOCIATES, INC.

All calculations are approximate and subject to change.

SITE / TENANT IDENTITY

There will be one (1) freeway monument located our along the Loop 202 freeway, to the South of the project. The sign will be double-sided, positioned perpendicular to the freeway, and will promote up to five (5) building tenants. The Leasing Program Committee will determine which tenants are permitted on the freeway monument sign.

Double-sided and internally illuminated metal cabinet frame, skinned with either painted aluminum or Alucobond panels. Project Identity letters are reverse pen channel with a relief to the face, to create a partially lit front face letter. Painted metal channel identity panels will have 3/4" routed push thru acrylic identity letters and logos. A blank painted metal tenant Identity panel shall be in each tenant location until and/or after a tenant name is added or subtracted to the sign. A vertical yellow accent will be a painted metal cabinet, with raw stock aluminum accent strips mounted to the sign face.

Dark charcoal greys with light grey and yellow accent elements echoing the colors used elsewhere on the site architecture. Finishing is to be mainly matte, with the accents having a slight sheen, further setting them apart from the main structure. The metal accent pieces will be raw material, with a gloss finish charcoal.

Project identity letters will be internally face lit, with the tenant identity panels being push thru acrylic halo lit, and the vertical accent piece being halo illuminated.



THINKING CAPS **INTERIOR**
 CURATOR: DAVIS ARCHITECTS
 CO-EDITOR: JF MCKINNEY & ASSOCIATES

JF MCKINNEY & ASSOCIATES
OF ARIZONA, LLC

THE SANTAN

P. COMPREHENSIVE SIGN PACKAGE

SITE / TENANT IDENTITY

B

2B Perimeter Monument

There will be a total of four (4) perimeter monument signs located along the two (2) frontage roads at the North and East of the property. The perimeter signs will be double-sided perpendicular to the street, directed towards a high volume of vehicular traffic. Each sign will identify the project and up to five (5) tenant names. The project owner leasing program will determine tenant establishments for the perimeter signage.

CONSTRUCTION

Double-sided internally illuminated aluminum cabinet frame with painted metal tenant identity panels, and 3/4" routed push thru acrylic identity letters and logos. A blank, painted metal tenant identity panel shall be in each tenant location until, and/or after, a tenant name is added or subtracted to the sign. A vertical yellow accent will be a painted metal cabinet, with raw stock aluminum accent strips mounted to the sign base. Project identity letters are reverse pan channel with a relief to the face, to create a partially lit, front face letter.

COLORS AND FINISHING

Dark charcoal grays with light gray and yellow accent elements echoing the colors used elsewhere on the site architecture. Finishing is to be mainly matte, with the accents having a slight sheen, further setting them apart from the main structure. The metal accent pieces will be raw material, with a gloss finish clearcoat.

ILLUMINATION

Project identity letters will be internally face lit, with the tenant identity panels being push thru acrylic halo lit, and the vertical accent piece being halo illuminated.

2C Multiple Tenant / Building ID Monument

The building ID monument signs will be located near or adjacent to the main pedestrian entrances to the office buildings within the project. These signs are positioned to provide information to both vehicular and pedestrian level traffic. Each sign will identify the project or building identity, the corresponding building addressing and up to five (5) building tenant names.

CONSTRUCTION

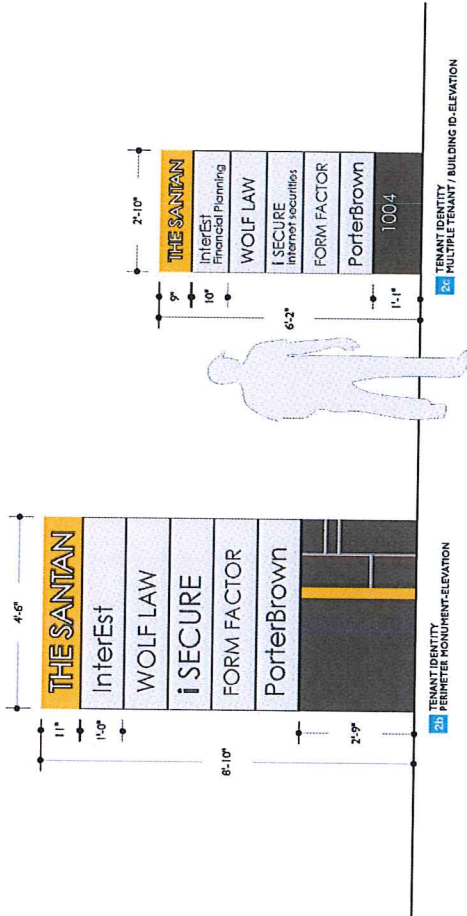
Double-sided aluminum cabinet frame, with painted aluminum paneling. Project identity letters will be multiple layers of metal FCO and tenant identity panels will be first surface applied vinyl lettering, sealed with a clearcoat. Addressing to be painted FCO metal, securely fastened to the sign base.

COLORS AND FINISHING

Dark charcoal grays with light gray and yellow accent elements echoing the colors used elsewhere on the site architecture. Finishing is to be mainly matte, with the accents having a slight sheen, further setting them apart from the main structure.

ILLUMINATION

Up-lighting from external, flush to ground mounted illumination.



THINKING CAPS DESIGN

CLIENT: DAVIS ARCHITECTS
OWNER: JF MCKINNEY & ASSOCIATES

PROJECT: 1004 WOLF LAKE DRIVE, SUITE 100, PHOENIX, ARIZONA 85004

DRAWING: CSP

DATE: 01/22/2016

02/25/2016

ECD-03



JF MCKINNEY & ASSOCIATES
OF ARIZONA, LLC

